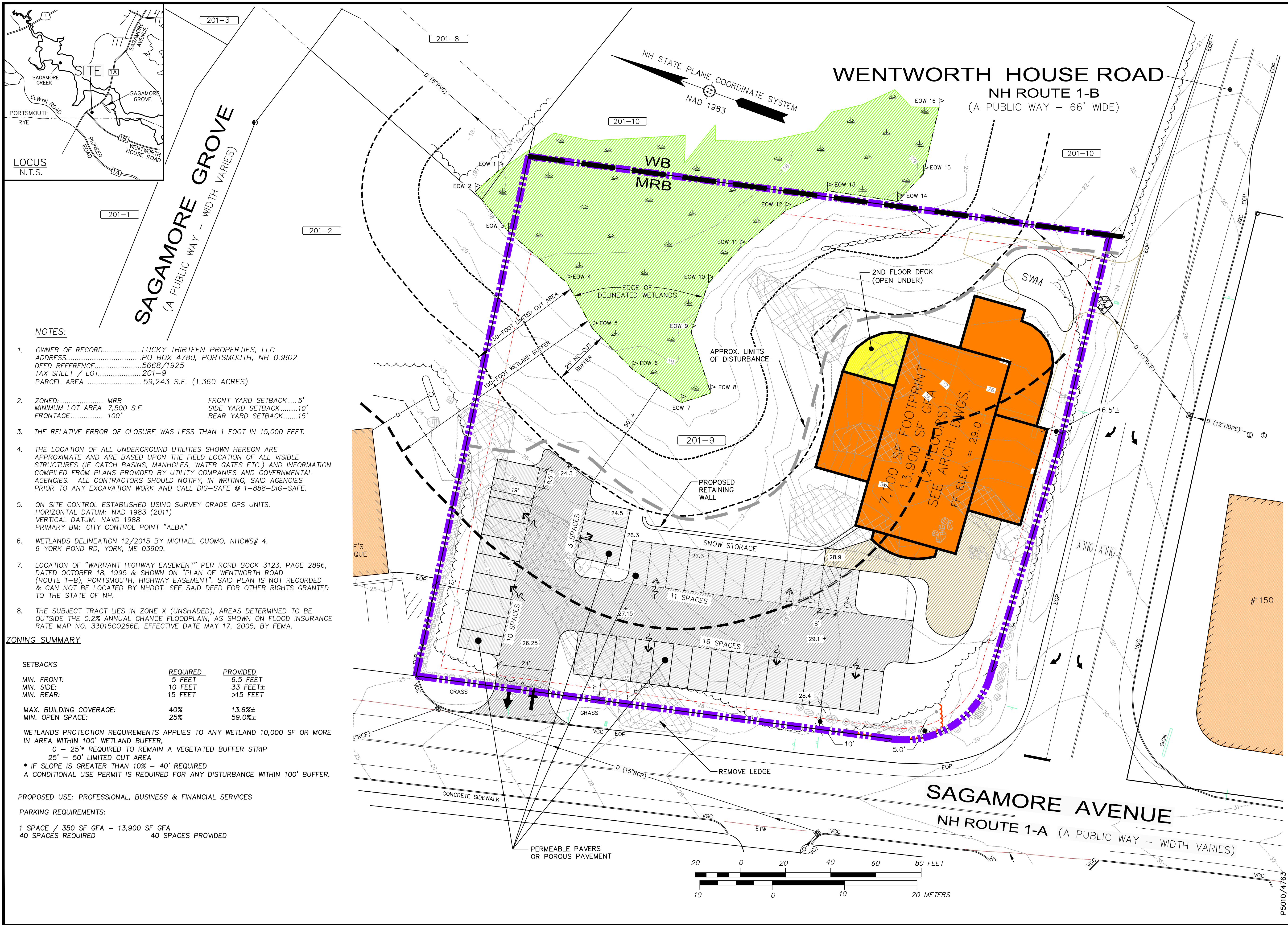




NOTES:

- OWNER OF RECORD.....LUCKY THIRTEEN PROPERTIES, LLC  
ADDRESS.....PO BOX 4780, PORTSMOUTH, NH 03802  
DEED REFERENCE.....5668/1925  
TAX SHEET / LOT.....201-9  
PARCEL AREA .....59,243 S.F. (1.360 ACRES)
- ZONED:.....MRB  
MINIMUM LOT AREA 7,500 S.F.  
FRONTAGE.....100'  
FRONT YARD SETBACK.....5'  
SIDE YARD SETBACK.....10'  
REAR YARD SETBACK.....15'
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.  
HORIZONTAL DATUM: NAD 1983 (2011)  
VERTICAL DATUM: NAVD 1988  
PRIMARY BM: CITY CONTROL POINT "ALBA"
- WETLANDS DELINEATION 12/2015 BY MICHAEL CUOMO, NHCWS# 4, 6 YORK POND RD, YORK, ME 03909.
- LOCATION OF "WARRANT HIGHWAY EASEMENT" PER RCRD BOOK 3123, PAGE 2896, DATED OCTOBER 18, 1995 & SHOWN ON "PLAN OF WENTWORTH ROAD (ROUTE 1-B), PORTSMOUTH, HIGHWAY EASEMENT". SAID PLAN IS NOT RECORDED & CAN NOT BE LOCATED BY NHDOT. SEE SAID DEED FOR OTHER RIGHTS GRANTED TO THE STATE OF NH.
- THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 33015C0286E, EFFECTIVE DATE MAY 17, 2005, BY FEMA.

ZONING SUMMARY

SETBACKS

|             | REQUIRED | PROVIDED |
|-------------|----------|----------|
| MIN. FRONT: | 5 FEET   | 6.5 FEET |
| MIN. SIDE:  | 10 FEET  | 33 FEET± |
| MIN. REAR:  | 15 FEET  | >15 FEET |

|                         |     |        |
|-------------------------|-----|--------|
| MAX. BUILDING COVERAGE: | 40% | 13.6%± |
| MIN. OPEN SPACE:        | 25% | 59.0%± |

WETLANDS PROTECTION REQUIREMENTS APPLIES TO ANY WETLAND 10,000 SF OR MORE IN AREA WITHIN 100' WETLAND BUFFER,  
0 - 25' REQUIRED TO REMAIN A VEGETATED BUFFER STRIP  
25' - 50' LIMITED CUT AREA  
\* IF SLOPE IS GREATER THAN 10% - 40' REQUIRED  
A CONDITIONAL USE PERMIT IS REQUIRED FOR ANY DISTURBANCE WITHIN 100' BUFFER.

PROPOSED USE: PROFESSIONAL, BUSINESS & FINANCIAL SERVICES

PARKING REQUIREMENTS:

1 SPACE / 350 SF GFA - 13,900 SF GFA  
40 SPACES REQUIRED 40 SPACES PROVIDED

ENGINEER:

**ALTUS**  
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:

CON COMM WORK SESSION

ISSUE DATE:

AUGUST 9, 2019

REVISIONS

| NO. | DESCRIPTION        | BY  | DATE     |
|-----|--------------------|-----|----------|
| 0   | INITIAL SUBMISSION | EDW | 07/02/19 |
| 1   | REVISED LAYOUT     | EDW | 08/09/19 |

DRAWN BY: \_\_\_\_\_ RLH

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: 5010CONCEPT2.DWG

SCALE:

22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

OWNER:

LUCKY THIRTEEN  
PROPERTIES, LLC  
PO BOX 4780  
PORTSMOUTH, NH 03802  
ASSESSOR'S PARCEL  
201-9

APPLICANT:

BEAN GROUP  
c/o MICHAEL BEAN  
1150 SAGAMORE AVENUE  
PORTSMOUTH, NH 03801

PROJECT:

**BUSINESS  
OFFICE**

SAGAMORE AVENUE &  
WENTWORTH HOUSE ROAD  
PORTSMOUTH, N.H.  
ASSESSOR'S PARCEL  
201-9

TITLE:

**PRELIMINARY  
SITE  
PLAN**

SHEET NUMBER:

1 of 1